118.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	636,500 / 636,500
					USE VALUE:	636,500 / 636,500
					ASSESSED:	636,500 / 636,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		THOMAS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUELLEC KATELL	
Owner 2:		
Owner 3:		
Street 1:	4 THOMAS STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	NAGANO JUNKO -
Owner 2:	-
Street 1:	4 THOMAS STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 3,710 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1287 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3710.000	264,600		371,900	636,500
Total Card	0.085	264,600		371,900	636,500
Total Parcel	0.085	264,600		371,900	636,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.56 | /Parcel: 494.5

Legal Description

User Acct

76116

GIS Ref

GIS Ref

Insp Date

12/01/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0014.0

!9168!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,800	0	3,710.	371,900	636,700	636,700	Year End Roll	12/18/2019
2019	101	FV	216,600	0	3,710.	366,600	583,200	583,200	Year End Roll	1/3/2019
2018	101	FV	216,600	0	3,710.	281,600	498,200	498,200	Year End Roll	12/20/2017
2017	101	FV	216,600	0	3,710.	265,700	482,300	482,300	Year End Roll	1/3/2017
2016	101	FV	216,600	0	3,710.	244,400	461,000	461,000	Year End	1/4/2016
2015	101	FV	211,200	0	3,710.	228,500	439,700	439,700	Year End Roll	12/11/2014
2014	101	FV	211,200	0	3,710.	210,400	421,600	421,600	Year End Roll	12/16/2013
2013	101	FV	211,200	0	3,710.	210,400	421,600	421,600		12/13/2012

PRINT

Date	Time
12/10/20	23:40:34

LAST REV

Date	Time
12/11/19	10:51:11

danam

PAT ACCT.

9168

USER DEFINED

Prior Id # 1:	76116
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAGANO JUNKO,	54867-335		6/22/2010		400,000	No	No		
GILLIS KEVI/ETA	23594-282		8/30/1993		168,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	904	Redo Bas	40,000	O				
2/22/2017	167	Solar Pa	2,000	C				
6/11/2003	442	Wood Dec	5,100					
12/1/2000	925	Redo Kit	16,000	C				
9/21/1995	554	Manual	3,000					REPAIR PORCH/GARAG

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	372	PATRIOT
4/22/2000	Inspected	276	PATRIOT
2/15/2000	Measured	264	PATRIOT
9/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3710		Sq. Ft.	Site		0	70.	1.43	6									371,911						371,900	

Total AC/HA: 0.08517 | Total SF/SM: 3710 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,911 | Spl Credit | Total: 371,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	0	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	67514
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325087
Depreciation:	60466
Depreciated Total:	264620

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

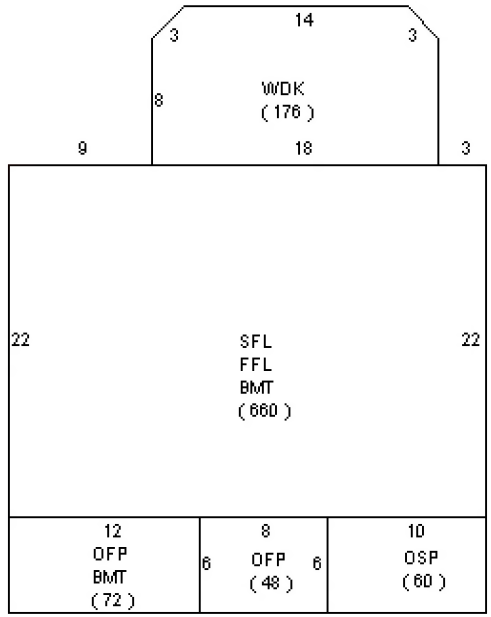
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	111.41
Final Total:	264600	Val/Su SzAd	205.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	732	49.610	36,316
FFL	First Floor	660	165.380	109,148
SFL	Second Floor	627	165.380	103,690
WDK	Deck	176	11.450	2,015
OFP	Open Porch	120	29.650	3,557
OSP	Screen Porch	60	47.430	2,846

Net Sketched Area:	2,375			Total:	257,572
Size Ad	1287	Gross Are	2408	FinArea	1287

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	